



Montaigne Garden, Lincoln



£365,000

- Extended Detached House
- Five Bedrooms
- Kitchen Diner & Lounge
- Driveway & Garage
- Popular Area
- En-suite, Family Bathroom & Downstairs WC
- Freehold
- EPC rating D



Extended five bedroom detached house, located in the highly sought after Glebe Park area. The property has been fully renovated throughout to make a beautiful family home and benefits from being within walking distance of local school, shops and other amenities.

The property offers accommodation comprising of Entrance Hall, WC, Lounge, Kitchen Diner, and large Utility Room to the ground floor. To the first floor there are five Bedrooms, with an En-Suite to master and a further Family Bathroom. Outside the property to the front there is a lawned garden and driveway leading to a single integral garage and to the rear of the property there is an enclosed garden laid to lawn with raised decking and gravel patio and raised flower beds.

Entrance Hall

External door to front aspect and stairs to first floor.

WC 1.21m x 1.17m (4'0" x 3'10")

Window to front aspect and fitted with corner sink, low level WC and radiator.



Lounge 4.03m x 4.76m (13'2" x 15'7")
Window to front aspect, feature fireplace and radiator.

Kitchen Diner 5.09m x 3.00m (16'8" x 9'10")
Window and french doors to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, electric range cooker, with gas hobs and extractor above, plumbing for dishwasher and radiator.

Utility Room 2.16m x 5.09m (7'1" x 16'8")
Windows to rear and side aspect and external door to rear aspect. Fitted with a range of wall and base units with worktops over, space for fridge freezer and plumbing for both washing machine and tumble dryer. Radiator.

Landing
Access to loft.

Bedroom One 3.28m x 3.65m (10'10" x 12'0")
Window to rear aspect and radiator.

En-suite 3.28m x 1.17m (10'10" x 3'10")
Window to side aspect and fitted with low level WC, wash hand basin, walk in double shower and radiator.

Bedroom Two 3.06m x 3.32m (10'0" x 10'11")
Window to front aspect and radiator.

Bedroom Three 2.16m x 4.54m (7'1" x 14'11")
Window to rear aspect, built in wardrobe and radiator.

Bedroom Four 2.16m x 4.11m (7'1" x 13'6")
Window to front aspect, built in wardrobe, radiator and access to loft.

Bedroom Five 2.16m x 2.42m (7'1" x 7'11")
Window to front aspect and radiator.

Bathroom 2.16m x 2.45m (7'1" x 8'0")

Window to rear aspect and fitted with decorative bath, with mixer tap and shower, wash hand basin with vanity cabinet under, corner shower unit, low level WC and radiator.

Outside

To the front of the property there is a lawned garden and driveway leading to integral single garage. To the rear of the property there is an enclosed garden with lawned garden, raised decking and gravel patio area.

Garage 2.16m x 4.76m (7'1" x 15'7")

Up and over door with power and lighting.

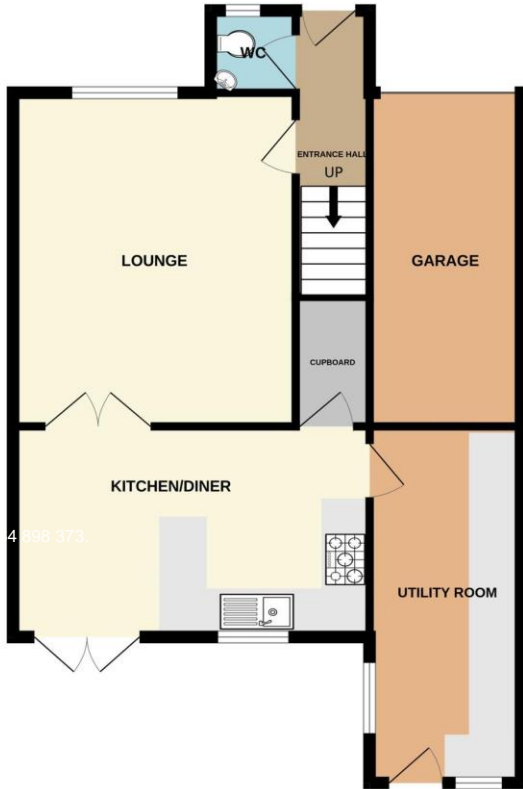
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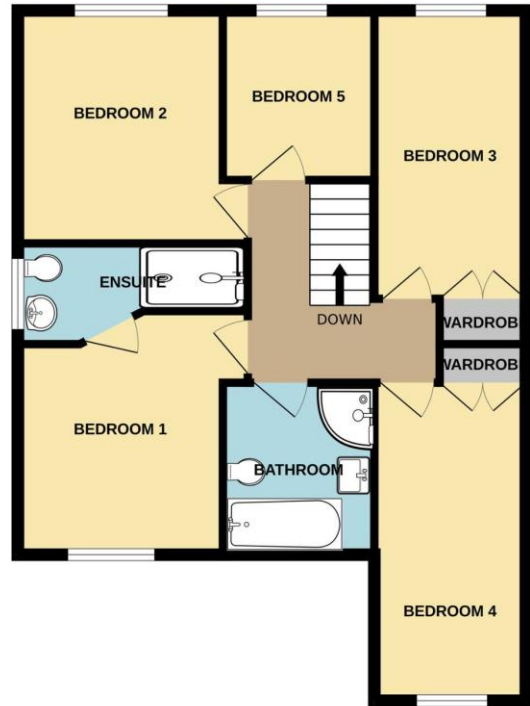




GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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